

# GP2020 LAND USE FRAMEWORK

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## Steering Committee Draft

Changes approved as of December 14, 2002 meeting.

- Overview
- Regional Categories
- Land Use Designations

## OVERVIEW

The County of San Diego’s General Plan defines two levels of land use regulations in its Land Use Element: the Regional Category and the Land Use Designation. Zoning regulations are not included in the General Plan.

### Proposed Regional Categories

Regional Categories are broad planning concepts that define the general organization of communities throughout the unincorporated County and are based on the following:

- Direct future growth to areas within the County Water Authority (CWA) and to areas served by existing or planned infrastructure,
- Locate development in or adjacent to existing communities,
- Accommodate a population target of 660,000, and Assign densities based on carrying capacity of land. The existing General Plan includes seven regional categories, such as “Current Urban Development Area” (CUDA) and “Estate Development Area” (EDA). The proposed GP2020 includes four regional categories that are based on the planning concepts used to prepare the regional Structure Map. Each category allows a specific range of residential densities.

Regional categories are defined in this document and

illustrated in color on a map. Because of the wide variety of communities within the unincorporated County, ***not every community will contain all regional categories within its boundaries***. Also, exceptions will be made where existing development patterns do not conform to regional category definitions.

Allowable residential densities within a regional category may vary depending on whether an area is located inside the CWA (West of CWA) or outside the CWA (East of CWA), where CWA is the existing County Water Authority line.

### Proposed Land Use Designations

Land use designations provide a more detailed description of the type of land use that is allowed in a particular area. For example, residential areas will primarily contain housing developments. Commercial areas will primarily contain retail, office or other commercial activities. In many cases, either the land use designation or related zoning regulations will allow a mixture of uses within an area that contains a single land use designation.

Proposed land use designations for GP2020 are identified in this document and illustrated on your community’s population distribution map. Although many of the existing designations will remain, GP2020 includes some proposed modifications.

## REGIONAL CATEGORIES

### **APPROVED: Village Core**

The Village Core is an area within a community that serves as a focal point for commercial and civic life. Typically, a Village Core will contain one or more of the following:

- Pedestrian-oriented commercial area
- High-density residential developments
- Community-serving private and public facilities

Although Village Cores will typically contain uses that meet the needs of local residents, they may contain regional or tourist-oriented commercial uses that complement the scale and character of the Village Core. Where appropriate, Village Cores should be planned to accommodate a future transit node. The size and uses within a Village Core should reflect that community's unique character.

### **APPROVED: Village**<sup>1</sup>

Villages are existing or planned settlements within the County containing a broad range of uses — such as residential, commercial and industrial developments — that are needed to form communities. Planned uses and densities within Villages should be appropriate to a community's size, projected population, location and character. High intensity uses should be concentrated near the Village Core, with a gradual decrease in intensity as one approaches the edge.

### **Residential Density Range:**

West of CWA : 10.9 – ~~29~~ 24 du/acre

*Special Circumstances: There may be existing town centers East of CWA that meet the Village Core concept.*

*Existing: The Village Core and Village are similar to existing Current Urban Development Area (CUDA) or Country Town (CT).*

### **Residential Density Range:**

West of CWA: 2– 7.3 du/acre

East of CWA\*: 2– 4.3 du/acre

*Special circumstances: Villages east of CWA can contain densities up to 14.9 du/acre in communities (Julian and Borrego) that have municipal sewer service or where existing mobile home parks are located.*

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<sup>1</sup> In some communities, an existing Country Town will be similar to the combination of the proposed Village and Village Core. Country Towns now apply to small, historically established retail/residential areas serving surrounding low-density rural areas; typically, they are removed geographically from existing or projected urban areas. The primary difference between a Village/Village Core and a Country Town is that a Country Town may include low-density residential and agricultural areas (1 du/acre or less), while GP2020 locates low-density development within a Semi-Rural category.

## REGIONAL CATEGORIES

### **APPROVED: Semi-Rural Estates**

Semi-Rural Estates are existing and planned settlements that contain low-density residential uses, agricultural uses, and support activities. Semi-rural areas serve as a transition between the Village and Rural Lands. Residential densities in Semi-Rural Estates should be related to the physical conditions, community character, and availability of public services and roads. Higher densities within the allowable range should be located near Villages, while lower densities should be located near Rural Lands. Site design methods that reduce onsite infrastructure costs and preserve contiguous open space are encouraged within this category.

### **APPROVED: Rural Lands**

Rural Lands are areas appropriate for large farms<sup>2</sup>, open space, very low-density residential use, and recreation. Rural Lands benefit all residents by preserving the County's rural atmosphere and by:

- Protecting land with significant physical and/or environmental constraints.
- Preserving limited resources such as open space and natural resources.
- Providing open space buffers and a visual separation between communities.

Typically, areas categorized as Rural Lands rely on groundwater and septic systems and are located away from existing urban-level development.

### **Residential Density Range:**

All-County\*: 1 du/acre to 1 du/10 acre

***Special circumstances:*** ~~Sewer Municipal~~ services may be used for clustering that preserves open space, agriculture, or environmentally sensitive areas provided that the overall density is not increased.

***Existing:*** Estate Development Area (EDA); Country Residential Development Area (CRDA)

### **Residential Density Range:**

West of CWA: 1 du / 20 or 40 acre

East of CWA: 1 du / 40, 80 or 160 acre

***Special Circumstances:*** East of CWA, 1 du/40 acre should be located near the CWA line and existing communities. In limited circumstances with existing parcelization, 1 du/10 acre West of CWA and 1du/20 acre East of CWA may be applied.

***Existing:*** Rural Development Area (RDA) / Environmentally Constrained Area (ECA).

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<sup>2</sup> **Community-Specific Conditions:** Communities with special conditions, such as Borrego Springs, should address specific land use and ground water issues in their Rural and Semi-Rural areas within their community plans.

## REGIONAL CATEGORIES

### **APPROVED: No Jurisdiction**

The purpose of the No Jurisdiction category is to identify significant areas where the County of San Diego has no jurisdiction over land use decisions, and to address land use issues unique to that condition. This category will only include: Cleveland National Forest, Anza-Borrego Desert State Park, Cuyamaca Rancho State Park, Palomar Mountain State Park, Camp Pendleton Military Installation, and Tribal Lands.

*Private or Leased Land: In-holdings or leased land in National Forests and State Parks will receive a standard Land Use Designation. Also, the Land Use Element will address circumstances where land reverses from public to private land.*

### **APPROVED: Village Limit Line**<sup>3</sup>

The Village Limit Line<sup>4</sup> is a community-specific growth boundary that replaces the existing, regional growth boundary known as the Urban Limit Line. Its purpose is to identify land to which development should be directed within the GP2020 planning period. The Village Limit Line surrounds lands categorized as Village or Village Core, so residential densities within the Village Limit Line could range from 2 du/ac to 24 du/acre. Land within a Village Limit Line should have access to existing or planned sewer services.

*Special circumstances: Areas within the Village Limit Line may include pockets of Semi-Rural and Rural Land that are not appropriate for Village or Village Core densities. Unless otherwise noted in the community plan, such areas are not subject to a change in designation because they are located within a Village Limit Line.*

Community planning areas containing only Semi-Rural or Rural Lands will not have a Village Limit Line. Isolated pockets of existing residential development containing Village or Village Core densities, or isolated areas with sewer service, should not be located within a Village Limit Line. New development containing Village or Village Core densities shall not occur outside a Village Limit Line.

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<sup>3</sup> VILLAGE LIMIT LINE: NOTES (A) Village Limit Lines will be developed by DPLU staff in conjunction with Community Planning and Sponsor Groups. (B) Communities may or may not choose to locate their Village Limit Line along an existing Urban Limit Line alignment. (C) Because the Village Limit Line is designed to set policies *within* the unincorporated County, communities that wish to address the issue of *annexation* should craft policies for their community plans. The Village Limit Line is not a useful tool for addressing that issue. (D) Additional mechanism(s) are needed to address annexation issue and “country town” areas in rural communities that do not contain Village or Village Core densities.

<sup>4</sup> Sewer line capacity for School District extensions should be limited to serving only the intended public use.

## REGIONAL CATEGORIES

### **APPROVED: Transit Node**

Transit Nodes contain mixed-use development (residential, retail, and office/professional or light industrial uses) served by express bus service or rail stations/centers. Potential transit node locations are based on long-range transit plans<sup>5</sup> and include rail stations or centers as well as express bus stops that feed into rail systems<sup>6</sup>. Design standards for Transit Nodes would vary by type and location, and should be established in the Zoning Ordinance.

#### ***Planning Notes:***

#### ***Mapping application:***

Express Bus: Transit Nodes are planned at future express bus stops:

- HP Employment Center – A transit node is located at the Hewlett Packard site. Primary use would be light industrial, supported by secondary retail and residential use.
- Alpine and Ramona – Higher residential density is planned near the town center.
- Spring Valley and Valle de Oro – Existing densities support transit service, and no changes are planned.

Rail Stations: No Transit Nodes are planned around future rail stations because none are located within the unincorporated County. However, an increase in residential density is being planned where rail stops (or centers) are adjacent to the unincorporated County:

- North Co. Metro – A future transit center is located in Vista.
- Pepper Drive – Existing densities support transit service.

#### ***Land use standards:***

Research shows that an average, minimum residential density needed to support express bus<sup>7</sup> and light rail service is 18 du/ac within a 2,000 foot radius of the central pickup area. Transit Node densities should be based on walking distance, and convenient pedestrian access should be provided from all surrounding commercial or residential areas to the transit center. Transit Nodes should also contain village parks, and total park acreage should be roughly 5 to 10% of the site area.

Community concerns regarding the geographic limitation of a Transit Node can be addressed in the following ways:

Community Maps: The extent of density and uses for the Transit Node should be identified on a Land Use Distribution Map.

Village Limit Line: Use a Village Limit Line around Transit Nodes containing substantial new development that is located away from existing settlements.

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<sup>5</sup> In consultation with transportation consultant Alan Hoffman, using long-range plans by Metropolitan Transit Development Board (MTDB) and North County Transit (NCTD).

<sup>6</sup> [Staff Note: The Land Use Element should specify that mixed-use developments within Transit Nodes should be master-planned to accommodate transit, and that development and transit should be implemented within the same time period.](#)

<sup>7</sup> A residential mix may include small lot single-family homes with ancillary units (12 du/ac), townhomes (14.5 du/ac) and apartments (24 du/ac).

## LAND USE DESIGNATIONS • Residential

There are sixteen proposed residential designations. While many residential designations remain the same as existing residential designations (but with different names), there *are* proposed changes:

- **Highest and Lowest Allowable Density:** The highest residential density in the current General Plan is Residential #9, which allows a maximum density of 43 du/acre. The highest proposed residential density for GP2020 is Village Residential 24, which has a maximum density of 24 du/acre. Currently, the lowest density in the General Plan is 1 du/40 acre<sup>8</sup>. There are two proposed lower densities — 1 du/ 80 and 160 acre.

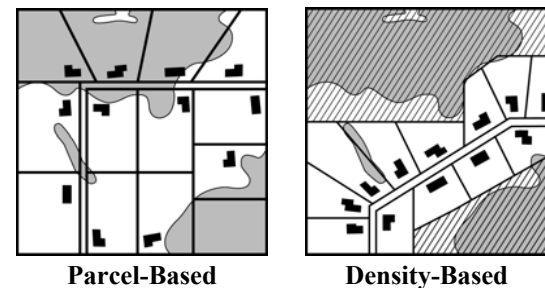
- **Yield Reductions for Slope** (See Table 1):

Existing, low-density residential designations (1 du/acre or less) have yield reductions (a reduced number of allowable units) for steep slopes. In most cases, yields are reduced when slopes are greater than 25% and reduced further when slopes are greater than 50%.

Proposed residential designations continue to utilize the current system of slope-dependent designations. All residential designations that are slope-dependent will have reduced yields when slopes are greater than 25%, and even lower yields when slopes are greater than 50%. In addition, residential designations ranging from 1 to 7.3 du/acre will be

slope dependent. Only high-density residential areas (10.9 to 24 du/acre) or very low-density residential areas (1 du/ 20 acres or less) will not be slope dependent designations. High-density residential designations (10.9 to 24 du/acre) should generally not be assigned to areas with slopes greater than 25%. However, whenever exceptions occur (such as existing conditions or isolated areas within a project site), they will be required to meet design standards developed for the Zoning Ordinance.

- **Density-Based Planning:** In the current general plan, designations that are slope-dependent require a minimum parcel size that increases as the slope increases. Because those designations rely on parcel size to achieve lower densities, they are not consistent with State guidelines. GP2020 designations do not specify a minimum parcel size. Instead, minimum parcel sizes will be identified in the Zoning Ordinance, and will vary based on the characteristics of location rather than density alone.



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<sup>8</sup> General Agriculture (20) outside the County Water Authority.

## What Does Residential Density Look Like?

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### **HIGH DENSITY: 10.9 to 24 dwelling units per acre (Village Core)**

High-density residential is duplexes or multi-family development. Depending on unit size and site conditions, high-density developments would typically consist of two to three story structures with on-site parking lots. This type of residential use would accommodate condominiums or rentals for a wide range of family types as well as senior housing. Depending on neighborhood size, secondary and compatible uses such as neighborhood retail, schools, and parks should be encouraged to support residential use.

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### **MEDIUM DENSITY: 2 to 7.3 dwelling units per acre (Village)**

Medium density residential uses are typically single-family developments, although some multi-family housing could be developed within this density range. Medium density residential would contain net lot sizes ranging from 5000 to 17,000 SF. Depending on unit size and density, residential developments in this density range would consist of one to two story structures and on-site parking. Secondary and compatible uses should be encouraged that support residential use.

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### **LOW DENSITY: 1 dwelling unit per 1, 2, 4 or 10 acres (Semi-Rural)**

Low-density residential areas are typically large lot, single family residential developments or older, variable lot areas where residential use is combined with small farms. Because municipal sewage is typically not available in areas designated for low-density development, the minimum lot size is 1 acre to accommodate a septic system. Should alternative sewage treatment be provided, low-density residential use could be clustered development combined with an open space easement.

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### **VERY LOW DENSITY: 1 dwelling unit per 20, 40, 80 or 160 acres (Rural Lands)**

Very low-density residential areas are characterized by rural activities such as agriculture, grazing, outdoor recreation, and open space rather than by residential use.

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**APPROVED: Table 1: Proposed Residential Designations<sup>9</sup>**

	No.	Designation	Density	Slope Dependent?	Density: Slopes >25%	Density: Slopes >50%	Existing Designation
Village Core*		<i>ELIMINATED</i>	43 du/acre				(9) Residential
	VR-24	Village Residential 24	24 du/acre	No			(10) Residential
	VR-20 <sup>10</sup>	Village Residential 20	20 du/acre	No			ADDED
	VR-14.5	Village Residential 14.5	14.5 du/acre	No			(8) Residential
	VR-10.9	Village Residential 10.9	10.9 du/acre	No			(7) Residential
Village	VR-7.3	Village Residential 7.3	7.3 du/acre	Yes	3.6 du/acre	1.8 du/acre	(6) Residential
	VR-4.3	Village Residential 4.3	4.3 du/acre	Yes	2.1 du/acre	1.1 du/acre	(5) Residential
	VR-2.9	Village Residential 2.9	2.9 du/acre	Yes	1.4 du/acre	.7 du/acre	(4) Residential
	VR-2	Village Residential 2	2 du/acre	Yes	1 du/acre	1 du/2 acre	(3) Residential
Semi-Rural	SR-1	Semi-Rural Residential 1	1 du/acre	Yes	1 du/2 acre	1 du/4 acre	(1) Residential (2) Residential
	SR-2	Semi-Rural Residential 2	1 du/2 acre	Yes	1 du/4 acre	1 du/8 acre	(17) Estate Residential (19) Intensive Ag
	SR-4	Semi-Rural Residential 4	1 du/4 acre	Yes	1 du/8 acre	1 du/16 acre	(18) Multiple Rural Use (24) Impact Sensitive
	SR-10	Semi-Rural Residential 10	1 du/10 acre	Yes	1 du/20 acre	1 du/20 acre	(20) General Agriculture (inside CWA)
Rural Lands	RL-20	Rural Lands 20	1 du/20 acre	No			
	RL-40	Rural Lands 40	1 du/40 acre	No			(20) General Agriculture (outside CWA)
	RL-80	Rural Lands 80	1 du/80 acre	No			
	RL-160	Rural Lands 160	1 du/ 160 ac	No			

The population forecast only includes yield reductions in the Semi-Rural designations.

<sup>9</sup> Existing designations (1) Residential, (17) Estate, (18) Multiple Rural and (24) Impact Sensitive are shown on the map only for VDO

<sup>10</sup> Added for Housing Element. Density of 20 du/acre is threshold for meeting State's affordable housing requirement.

## LAND USE DESIGNATIONS • Non-Residential

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*Proposed summary descriptions are provided for each designation. Additional details may be developed for each designation describing how the scale, character and permitted use may vary by location (Village Core, Village, Semi-Rural and Rural Lands). A draft compatibility matrix will be discussed at a future meeting.*

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### **APPROVED**

#### **C-1**

#### **General**

#### **Commercial**

(Existing = #13)

**New Summary Description:** This designation provides for commercial areas where a wide range of retail activities and services is permitted. This designation would be appropriate for the following types of commercial areas:

- Town Center (Village Core / Mixed Use)<sup>11</sup>
- Regional shopping centers
- Community shopping centers
- Existing strip development or commercial clusters containing small but highly diverse commercial uses.

Uses permitted within this designation shall be limited to commercial activities conducted within an enclosed building, although exceptions will be identified in the Zoning Ordinance for low-impact outdoor uses that are accessory to the primary use.

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- **Staff Note:** Town Centers will be developed as overlay districts in communities that wish to develop, retain or enhance their town centers. Mixed-use overlays can be located on General Commercial, high-density residential, and light industrial areas. Zoning and design standards will be developed for mixed-use town centers as part of the GP2020 project, but those standards can be customized by each community. Communities discussing Town Center development include Ramona, Valley Center, Fallbrook, Lakeside and Harmony Grove (San Dieguito). Town Center workshops have or will be scheduled for most of these communities.

## LAND USE DESIGNATIONS • Non-Residential

<b><u>APPROVED</u></b> <b>C-2</b> <b>Office /</b> <b>Professional</b> (Existing = #11)	<b><u>New Summary Description:</u></b> This designation provides areas for administrative and professional services as well as limited retail uses intended for the convenience of permitted establishments.
<b><u>APPROVED</u></b> <b>C-3</b> <b>Neighborhood</b> <b>Commercial</b> (Existing = #12)	<b><u>New Summary Description:</u></b> This designation provides locations for limited, small-scale retail commercial and service uses intended to meet the convenience needs of local residents. It is designed to serve only a limited market. Uses, access, design and scale of Neighborhood Commercial establishments should be compatible with adjacent residential neighborhoods.
<b><u>APPROVED</u></b> <b>C-4</b> <b>Rural</b> <b>Commercial</b> New Designation	<b><u>Summary Description:</u></b> This designation is appropriate within small, rural communities or within semi-rural and rural areas <sup>12</sup> . <ul style="list-style-type: none"><li>• <i>Small, rural communities:</i> Provides a wide variety of small-scale commercial and support services to meet the daily needs of local residents or the traveling public. Uses should be compatible in design and scale with semi-rural and rural areas. This designation will offer greater flexibility for rural areas where potential land use conflicts are of less concern than in more densely populated communities.</li><li>• <i>Semi-Rural / Rural areas:</i> Provides a limited range of small-scale commercial uses that meet the daily needs of local residents or the traveling public. Rural commercial would be appropriate in areas characterized by low-density residential development and/or small farms, and developments should be compatible in use, scale and design with the rural character of the area.</li></ul>

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<sup>12</sup> C-4 Rural Commercial is NOT the same as R-40 Rural Commercial, which is a zoning classification. Two new zoning classifications will be developed for this General Plan designation.

## LAND USE DESIGNATIONS • Non-Residential

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### **APPROVED**

*Eliminate  
Service  
Commercial*  
(Existing = #14)

*Move uses to a  
new, **Medium  
Industrial**  
Designation*

*See: Appendix A*

***Revised  
8/5/03***

### **Proposed Change:**

• **General Plan / Zoning (Policy/Regulation):** Uses that are currently *exclusive to* the Service Commercial designation (see specific uses in zones C-37, C-38 and C-40 - Appendix A) will be changed as follows:

1. Those uses will be compatible with a Medium Industrial designation.
2. Those uses will be moved to a new “Heavy Commercial” zoning regulation. A distinction should be made in the regulation between uses appropriate for Village, Semi-Rural and Rural areas.

• **Land Use Designation (Maps):** Each community should examine their map to determine an appropriate land use designation for existing Service Commercial areas. Typically, communities will change land currently designated as Service Commercial into a Commercial or Industrial designation.

1. General Commercial - Areas appropriate for General Commercial use (or areas containing existing uses compatible with a General Commercial designation), should be changed to General Commercial. ~~Non-conforming “Heavy Commercial” uses located in areas changed to General Commercial should be given a sunset period.~~
2. Medium Industrial - Areas appropriate for Medium Industrial use should be changed to the new Medium Industrial designation (see the Medium Industrial description for guidelines on appropriate locations).

Communities may choose to re-designate existing Service Commercial areas to other land use designations.

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**APPROVED**  
**I-1**  
**Limited Impact  
Industrial**  
(Existing = #15)

**New Summary Description:** This designation applies to manufacturing, processing and assembly uses that exhibit few or low nuisance characteristics and/or environmental impacts. Other industrial activities, such as wholesaling and warehousing – as well as a mix of accessory retail, office, and institutional uses – are allowed within light industrial areas. All uses, with minor exceptions, are conducted within enclosed buildings.

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## LAND USE DESIGNATIONS • Non-Residential

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### **APPROVED**

#### **I-2**

#### **Medium-Impact Industrial**

#### *New Designation*

**New Summary Description:** This designation provides for medium industrial and heavier commercial uses that exhibit moderate nuisance characteristics and/or environmental impacts. The Medium Industrial designation provides areas for outdoor commercial activities such as automotive services, construction equipment storage, and wholesaling, storage and distribution services requiring outdoor storage and activities. Heavy commercial uses that provide services to retail areas are included in this designation.

Medium Impact Industrial designations should only be applied to very large development sites or to a large group of smaller sites with direct access to major roads. Land located in environmentally sensitive areas, in physically constrained areas, or in areas directly adjacent to residential neighborhoods would not be appropriate for this designation. Mitigations for visual impacts should be applied to Medium-Impact Industrial areas.

Please note that an appropriate zoning regulation will be developed that includes uses *exclusive to* the Service Commercial designation and compatible with the Medium-Impact Industrial designation.

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### **APPROVED**

#### **I-3**

#### **High-Impact Industrial**

(Modified  
Designation:  
General Impact  
Industrial, #16)

*See Appendix A*

**New Summary Description:** This designation is applied to districts that permit manufacturing, processing, warehousing, and assembly uses that exhibit severe nuisance characteristics and/or environmental impacts. High Impact Industrial designations should only be applied to very large development sites, or to a large group of smaller sites, that have direct access to major roads, railroads, and other transportation modes. Land located in environmentally sensitive areas, in physically constrained areas, or in areas adjacent to residential neighborhoods would not be appropriate for this designation. Mitigations for visual impacts should be applied to High-Impact Industrial areas.

## LAND USE DESIGNATIONS • Non-Residential

<b><u>APPROVED</u></b> <b>TL</b> <b>Tribal Lands</b>	The County contains eighteen federally recognized reservations that include a total of 126,000 acres, or about 5% of the unincorporated County.
<b><u>APPROVED</u></b> <b>MI</b> <b>Military Installations</b>	The County contains several military installations, including Camp Pendleton Military Installation – which contains about 250,000 acres of land, or 11% of the unincorporated County.
<b><u>APPROVED</u></b> <b>SP/NF</b> <b>State Parks &amp; National Forests</b> <b>(#23)</b>	The County contains several State Parks and National Forests, including the Cleveland National Forest and three California State Parks (Anza-Borrego Desert State Park, Cuyamaca Rancho State Park and Palomar Mountain State Park). State Parks and National Forests occupy a large portion of the unincorporated County, and they are integral to maintaining the unique character of San Diego’s backcountry.
<b><u>APPROVED</u></b> <b>PF</b> <b>Public / Quasi-Public Facilities</b> <b>(#22)</b>	<b><u>Proposed Summary Description:</u></b> This designation identifies major facilities built and maintained for public use. Examples include institutional uses, academic facilities, governmental complexes, and community service facilities such as county airports, public schools, correctional institutions, solid waste facilities, water facilities, sewer facilities, and landfills. This designation may include privately owned facilities built and maintained for public use, such as hospitals and cemeteries.
<b><u>APPROVED</u></b> <b>OS</b> <b>Open Space</b> <b>(#22)</b>	<b><u>Existing Text:</u></b> <i>See PF designation, which formerly combined facilities and open space in one designation.</i> <b><u>Proposed Summary Description:</u></b> Open space is land or water that is devoted to an open space use. These uses include, but are not limited to, the preservation of natural resources, outdoor recreation, and areas left open for the protection of public health, safety and general welfare.

## LAND USE DESIGNATIONS • Non-Residential

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*Proposed  
Conversion Policy:*

Conversions of land designated as Public/ Quasi-Public Facilities, Open Space, Military Installations, Tribal Land, or State Parks and National Forests to other designations will require a General Plan Amendment (GPA). All proposals will be reviewed to assure there will be minimal adverse effect to the agency property or to neighboring property and communities.

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**UNDER  
DISCUSSION**

*Staff  
Recommends  
Deletion:*  
Impact Sensitive  
(#24)

**Staff Proposal:** Delete or phase out the Impact Sensitive designation. Communities should work with DPLU planners to change land with an “Impact Sensitive” designation to another designation. In most cases, an appropriate alternative will be a low-density residential land use designation (typically, this will be less than the current allowable density of 1 du/ 4, 8, 20 acre) or Open Space. In most cases, the allowable density should be less than the existing allowable density for Impact Sensitive of 1 du/ 4, 8, 20 acre. Many “Impact Sensitive” areas are now located in flood plains, and those areas will also be affected by GP2020 standards, the Resource Protection Ordinance (RPO), and the Biological Mitigation Ordinance (BMO).

**Rationale:** The Impact Sensitive designation dates back to an era before CEQA, County Ordinances, State and Federal laws, and the Multiple Species Conservation Program addressed environmental issues associated with impact-sensitive areas. Although environmental regulations, information and programs changed dramatically since the development of the Impact Sensitive designation, its definition and geographic distribution remained the same.

GP2020 will identify different types of impact-sensitive areas in the Conservation and Open-Space Element. In addition, information about environmental sensitivity— steep slopes, floodplains, wetlands, sensitive wildlife habitats, areas with significant cultural resources, etc.— is being used during the mapping process to ensure that appropriate densities are assigned to impact-sensitive areas. It is also important to note that proposed GP2020 standards for impact-sensitive areas are more restrictive than the existing General Plan. For example, GP2020 assigns lower densities (1 du/10 acre to 1du/160 acre) to impact sensitive areas, while the existing General Plan assigns a density of 1 du/4, 8 and 20 acre to impact sensitive areas.

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## LAND USE DESIGNATIONS • Non-Residential

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### **UNDER DISCUSSION**

#### **SPA Specific Plan Area** (Existing = #21)

*Specific Plan Text and  
Maps*  
(See Appendix B)

**Existing Text:** This designation is used where a Specific Plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the community or sub-regional plan map.

**Proposed Description** (also see next page for changes proposed by some members of Steering Committee): This designation is applied to areas with a vested specific plan (#21, Specific Plan Area) that was adopted prior to GP2020. Future Specific Plans will be used to implement the goals and objectives of the General Plan, and will not be given a SPA designation.

Specific Plans may contain residential, commercial, industrial and/or open space uses. They typically contain large acreage, and may have environmental constraints or unique features that require comprehensive planning in order to implement the goals and objectives of the General Plan. Actual project scale may range from a smaller residential plan to a large, mixed use development or master planned community.

**Community Plan Text:** Locate a summary description of Specific Plans, or a copy of existing community plan text, in an Appendix.

**Community Plan Maps:** All Specific Plans will be shown on land use distribution maps with boundary lines, names, and ordinance numbers. In order to convey as much information as possible about land use distribution within Specific Plans, they will be illustrated as follows:

- Existing, residential SPAs with an assigned density that is different from standard residential designations will be mapped as they are today: boundary line, SPA color, and density indication. Existing residential SPAs with an assigned density that matches a standard residential designation should be mapped with that designation.
  - Existing, mixed-use Specific Plan Areas (SPA) – or residential SPAs with large amounts of open space – can either be illustrated on the community plan map or in an illustrative diagram in the community plan Appendix.
  - Future Specific Plans will be illustrated on the community plan map with a boundary line, name and ordinance number. If a Specific Plan requires a GPA, the land use designation(s) on the community map will be changed to reflect the Specific Plan ordinance.
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## LAND USE DESIGNATIONS • Non-Residential

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### **UNDER DISCUSSION**

#### **SPA Specific Plan Area (Existing = #21)**

#### **Alternate Description**

**Proposed Summary Description:** This designation is applied to areas with a vested specific plan (#21, Specific Plan Area) that was adopted prior to GP2020. Future Specific Plans will be used to implement the goals and objectives of the General Plan, and will not be given a SPA designation.

Specific Plans may contain residential, commercial, industrial, public, institutional and/or open space uses. They typically contain large acreage, and may have environmental constraints or unique features that require comprehensive planning in order to implement the goals and objectives of the General Plan. Actual project scale may range from a smaller residential plan to a large, mixed use development or master planned community.

**Community Plan Text:** Locate a summary description of, and general requirements for, existing Specific Plans in the Community Plan document<sup>13</sup>.

**Community Plan Maps:** Specific Plans will be shown on land use distribution maps with boundary lines, names, and ordinance numbers. In order to convey as much information as possible about land use distribution within Specific Plans, they will be illustrated as follows:

- Existing SPAs with assigned densities and land uses that differ from standard designations will be mapped as they are today: boundary line, SPA color, and density indication<sup>14</sup>. Existing SPAs with assigned densities and land uses that match standard designations may be mapped with those designations on the community's land use distribution map.

Future Specific Plans will be illustrated on the community plan map with a boundary line, name and ordinance number. If a Specific Plan requires a GPA, the land use designation(s) on the community map will be changed to reflect the Specific Plan ordinance. Whenever possible, future Specific Plans should use standard land use designations to simplify the mapping process.

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<sup>13</sup> STAFF NOTE: In order to keep community plans readable, the preferred location for detailed requirements is an Appendix. County Counsel has stated that information in a community plan Appendix has equal legal weight to text in other locations.

<sup>14</sup> STAFF NOTE: Further discussion needed regarding the type and size of maps or diagrams that are appropriate for a community plan (general plan) versus Zoning Ordinance or Specific Plan files.

## APPENDIX A

Uses exclusive to C37, C38 and C40 zoning regulations (not permitted in other commercial zoning classifications. Please note that future permit requirements may be modified for some uses in the Medium Impact Industrial designation.

Proposed GP Designation:		Low Impact Industrial		Medium Impact Industrial				High Impact Industrial	
Existing Zoning Regulation:		M50 Basic Industrial	M52 Ltd. Impact Industrial	C37 Heavy Commercial	C38 Service Commercial	C40 Rural Commercial	M54 General Impact Industrial	M56 Mixed Industrial*	M58 Hi-Impact Industrial
<i>Uses exclusive to Service Commercial:</i>									
Heavy Commercial	Animal Sales / Services: Auctioning					M	•		•
	Animal Sales / Services: Stockyard					M			
	Animal Sales and Services: Veterinary (large animals)				•	•	•		•
	Automotive & Equipment: Fleet Storage			•	•	•	•	•	•
	Automotive and Equipment: Sales/Rentals, Heavy Equipment		Encl.	•	•	•	•	•	•
	Automotive and Equipment: Storage, Non-operating Vehicles			M	M	M	M	M	Encl.
	Building Maintenance Services		Encl.	•	•	•	•	•	•
	Scrap Operation				M	M	M	M	M
	Swap Meets			M	M	M	M	M	M
Industrial	Wholesaling, Storage & Distribution: Heavy	M	M	M	M	M	Perf. Stds.	•	Perf. Stds.
	General Industrial	Perf. Stds.	Perf. Stds.	Perf. Stds.	Perf. Stds.	Perf. Stds.	Perf. Stds.	•	Perf. Stds.
	Extractive: Mining and Processing			M					M

- M56 is a single industrial zone that permits supporting commercial use. Regulations vary for industrial vs. commercial use in M56.
- **Legend:** (• = Allowed Use); (M = Major Use Permit required); (m = Minor Use Permit required); (Encl. = Enclosed building or walls); (Perf. Stds. = Subject to performance standards).

**APPENDIX B****SPECIFIC PLANS / SPECIFIC PLAN AREA (SPA)**

	<b>PRE-GP2020 (EXISTING) - SPECIFIC PLAN AREAS (SPA)</b>				
	<b>Type</b>	<b>Retain for GP2020?</b>	<b>SPA designation?</b>	<b>Community Plan Text</b>	<b>Community Plan Map</b>
<b>1</b>	Vested SPA	Yes	Yes	Community Plan Appendix is preferred location.	Community Plan Map or Appendix <sup>15</sup>
<b>2</b>	"Paper" SPA	No	No	No	No

	<b>POST GP2020 (FUTURE) - SPECIFIC PLANS</b>			
	<b>Type</b>	<b>SPA designation?</b>	<b>Community Plan Text</b>	<b>Community Plan Map</b>
<b>1</b>	Specific Plans that require a GPA	No	Community Plan Appendix: Summary Description	Shows boundary, name & ordinance for Specific Plan. Approved land use distribution is shown on community map.
<b>2</b>	Specific Plans that do not require a GPA.			Shows boundary, name & ordinance for the Specific Plan

<sup>15</sup> Existing, residential SPAs may not require a land use map unless a significant amount of non-residential land is located within the SPA.

**APPENDIX C:**  
Specific Plan Illustrations

**EAST COUNTY SQUARE SPECIFIC PLAN**

Lakeside

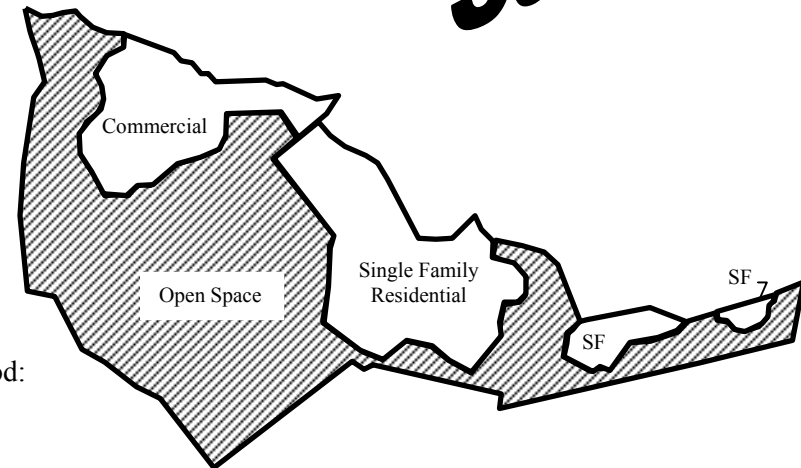
Existing Mapping Method:



Optional Mapping Method:

Community Plan Would Note Underlying SPA

Optional Mapping Method:



**Sample**